025.A	0002	0031.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	630,600	/	630,600
USE VALUE:	630,600	/	630,600
ASSESSED:	630,600	/	630,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	PUTNAM SAMUEL
Owner 2:	STEINITZ REBECCA
Owner 3:	
Street 1:	33 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PUTNAM HILARY & RUTH ANNA -
Owner 2:	ESTATE -
Street 1:	31 CLEVELAND ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Vinyl/Exterior and 1736 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

Ruth Anna Putnam

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	630,600			630,600
Total Card	0.000	630,600			630,600
Total Parcel	0.000	630,600			630,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.25 | /Parcel: 363.25

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	271440
GIS Ref	
GIS Ref	
Insp Date	05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 025.A-0002-0031.1

!15183!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	630,600	0	.		630,600		Year end	12/23/2021
2021	102	FV	612,300	0	.		612,300		Year End Roll	12/10/2020
2020	102	FV	603,100	0	.		603,100	603,100	Year End Roll	12/18/2019
2019	102	FV	535,900	0	.		535,900	535,900	Year End Roll	1/3/2019
2018	102	FV	474,100	0	.		474,100	474,100	Year End Roll	12/20/2017
2017	102	FV	432,400	0	.		432,400	432,400	Year End Roll	1/3/2017
2016	102	FV	432,400	0	.		432,400	432,400	Year End	1/4/2016
2015	102	FV	399,700	0	.		399,700	399,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:18:55

LAST REV

Date	Time
01/28/21	17:09:32

jorourke

USER DEFINED

Prior Id # 1:	16459
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15183

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUTNAM HILARY &	76347-467	2	12/7/2020	Estate/Div	535,900	No	No		Hilary Putnam dod 3/13/2016
GREEN LINDSEY E	57960-440		11/29/2011		398,000	No	No		
KENT WILLIAM FL	51426-409		7/11/2008	Family	100	No	No		
CALAUTTI ROBERT	45729-227		7/28/2005		410,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	SQ Returned	JO	Jenny O
1/12/2021	SQ Mailed	MM	Mary M
5/17/2018	Measured	DGM	D Mann
7/6/2017	Inspected	PH	Patrick H
3/8/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7725													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.25483871
Const Adj.:	0.98000199
Adj $ / SQ:	375.072
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	0.95999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	774708
Depreciation:	144096
Depreciated Total:	630612

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	396.08
Special Features:	0	Val/Su Net:	363.25
Final Total:	630600	Val/Su SzAd	363.25

SKETCH

UnSketched SubAreas:
GLA: 1736,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,736	375.070	651,125

Net Sketched Area:	1,736			Total:	651,125
Size Ad	1736	Gross Area	1736	FinArea	1736

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.A-0002-0031.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1995	0.00	T	19.2	102						

More:	N	Total Yard Items:		Total Special Featues:		Total:	